



**Newstead, TAS**  
7 Birch Avenue

**3** BED  
**1** BATH  
**1** CAR



**Fantastic Location!**

This solid, low maintenance home occupies a highly sought-after position in one of Launceston's premier suburbs. The three-bedroom brick home offers a spacious, functional floorplan and is situated on a generous, flat block offering excellent renovation or development potential (STCA).

- Solid, low maintenance home in a highly sought-after neighbourhood
- Functional layout including three large bedrooms and a sunny living area
- The layout of the house and its positioning on the land gives rise to many renovation and extension ideas
- Bathroom with separate bath and shower, and separate toilet
- Good storage options
- Plenty of off-street parking space, plus backyard access for additional parking

**SOLD**

**Contact:** Ananda & Kate  
0488 448 071  
Tania Clarke  
0400 943 244

**Type:** House

**Sold Date:** 25/03/2021

**<https://www.key2.com.au>**



**222m<sup>2</sup> total  
approx. floor area**



**7 Birch Avenue, Newstead**



Plan not to scale. The floor plan is intended as a guide only and the information contained within is purely indicative and approximate. All information is to be verified on site by purchaser. The vendor, listing agent and/or provider of this floor plan are not responsible for any errors and/or omissions.